



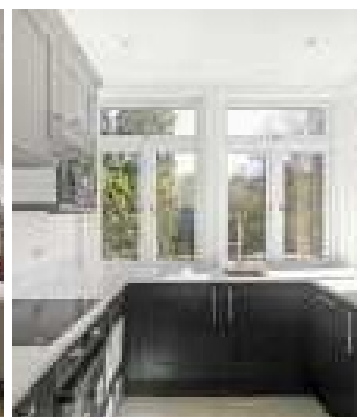
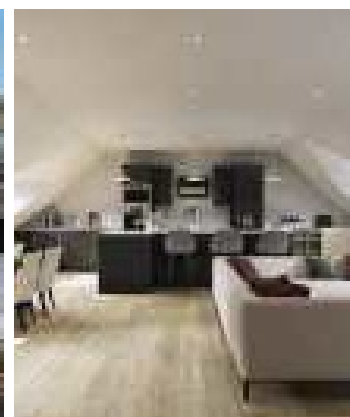
PRICE £435,000 LEASEHOLD

FLAT 3, 2 WEST HILL, SANDERSTEAD, SOUTH CROYDON, SURREY, CR2 0SA

ShineRocks
PROPERTY AGENTS

Accessed on the ground floor, apartment three is a two bedroom, two bath/shower room, duplex over two floors, offering approximately 860 sq ft of living accommodation. This impressive building is side on when viewed from the road, you will experience in our opinion, a great feeling when you look back at the property from the communal garden below, apartment one feels like a house, with it's own fully enclosed level garden.

THE ACCOMMODATION COMPRISES: ENTRANCE HALL, WC, FULLY FITTED KITCHEN/DINER OPEN PLAN TO LIVING ROOM, BEDROOM TWO WITH EN SUITE SHOWER ROOM, WC, CLOAKS CUPBOARD. STAIRS TO BASEMENT LEVEL HALLWAY, MASTER BEDROOM WITH DRESSING AREA & EN SUITE BATHROOM, PRIVATE GARDEN.





DESCRIPTION 2 West Hill is a development of just 7, one and two bedroom apartments. 40% LONDON HELP TO BUY AVAILABLE, 6 YEAR PROFESSIONAL CONSULTANTS' CERTIFICATE, PRICES FROM: £310,000 - RESERVE OFF PLAN or telephone for more INFORMATION (internal photos & CGI's shown are a selection from another similar development). Located in one of Sanderstead's most sought after roads, just 6 minutes walk to Sanderstead station. This imposing Victorian building has been imaginatively converted by "Property Experts", using quality materials, with luxury fitted kitchens and bathrooms. Flats 1, 2 & 3 having there own private garden, flats 4-5 with private terrace or balcony. Apartment 3 is a duplex over two floors: Communal entrance, entrance hall, cloaks cupboard, shower room, fully fitted kitchen with window overlooking garden, open plan to living/dining room with bi-fold doors to private paved terrace and garden, bedroom two, stairs to basement hallway, principal bedroom with window overlooking light well, dressing area with door to sexy black & white en-suite bathroom. Recycling facilities, cycle store, communal garden. 125 YEAR LEASE. ESTIMATED SERVICE CHARGE £1,000.00 P/A. GROUND RENT £450.00 P/A. EPC: TBA. PRICES FOR APARTMENTS: FLAT 1 £425,000 SOLD STC - FLAT 2 £450,000 SOLD STC - FLAT 3 £435,000 - FLAT 4 £410,000 - FLAT 5 £390,000 - FLAT 6 £375,000 - FLAT 7 £310,000.

AMENITIES The property is situated in a premier road, being within a 6 minute walk of Sanderstead Railway station with Purley Oaks station also nearby, giving access via two separate lines to London Bridge and Victoria within 23 minutes. Local shops can be found at Elmfield Way Shopping Parade to include a Post Office, Chemist, Dry Cleaners, general store and florist to name but a few. Sanderstead also boasts a Waitrose within easy reach. Croham Hurst Woods is within a short walk. Local buses along Sanderstead Road serve Croydon, Warlingham and Selsdon which offers comprehensive shopping facilities to include Sainsbury's, Aldi, pubs, restaurants and coffee shops. Croydon Town Centre boasts the Whitgift Centre and Centrale for shopping facilities. Excellent schools in the area include Riddlesdown, Whitgift for Boys, Croydon High for Girls plus many more. The M23/M25 is within a 25 minute drive, serving Gatwick Airport and Brighton.

OUTSIDE PRIVATE REAR GARDEN: Approached via bi-fold doors from the main living room area, decked terrace leading to fully enclosed level garden.

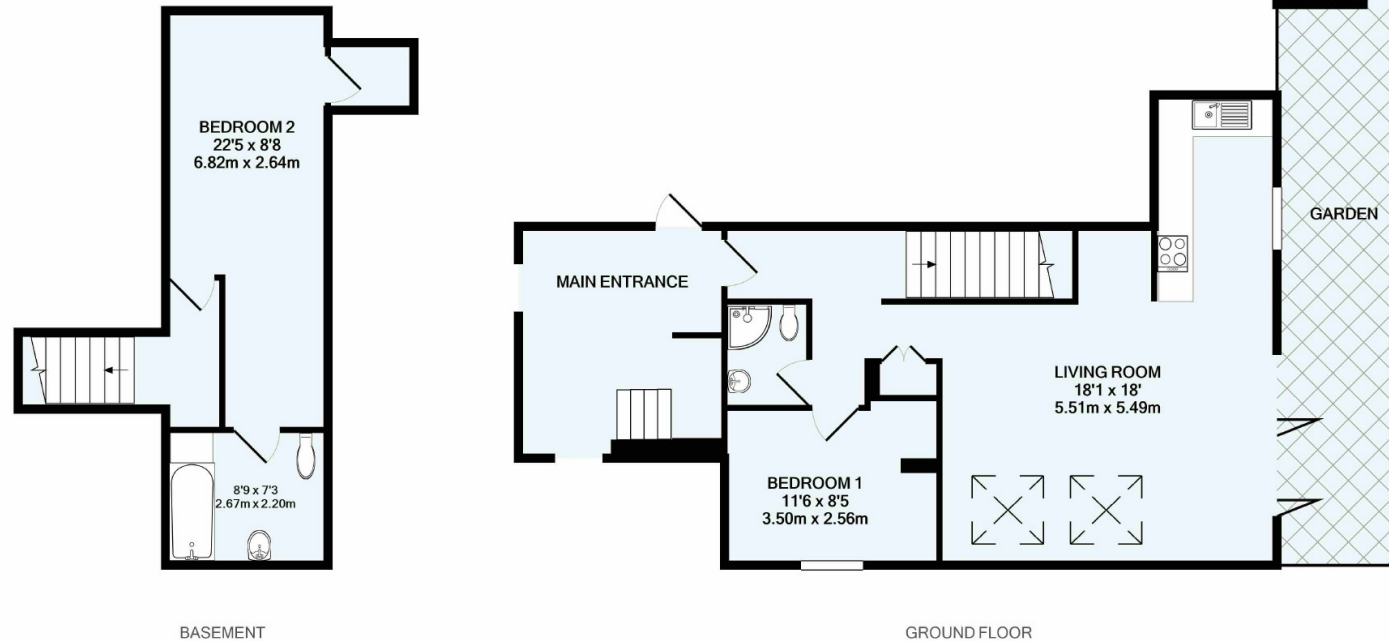
COMMUNAL AREAS: Communal garden mainly laid to lawn, recycling facilities, cycle store.

FEATURES LED LIGHTING - DOUBLE GLAZING - SMOKE ALARMS - EXTERNAL SECURITY LIGHTING - VIDEO ENTRY SYSTEM. GAS COMBI BOILERS - DEDICATED TV, SKY AND BT POINTS - GREY OAK INTERNAL FIRE DOORS - USB CHARGING PLUG SOCKETS TO LIVING ROOMS AND BEDROOMS AMTICO FLOORING TO HALLWAY, KITCHEN & LIVING ROOM - DEEP PILE WOOL CARPETS - FULLY FITTED KITCHENS WITH QUARTZ WORKTOPS - COLOURED GLASS SPLASHBACKS - ZANUSSI APPLIANCES INCLUDING: DISHWASHER, WINE FRIDGE, INTEGRATED MICROWAVE, SOUND BARS & INSINKERATOR BOILING HOT WATER TAPS. BATHROOMS WITH GEBRIT TOILET CISTERNS AND ROCA/RAK WALL MOUNTED WC'S WITH SOFT CLOSE SEATS - CROSSWATER TAPS AND SHOWER VALVES - WALL MOUNTED VANITY UNITS WITH SOFT CLOSE DRAWERS.

EPC

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TOTAL APPROX. FLOOR AREA 860 SQ.FT. (79.9 SQ.M.)
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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVAL

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